



Blenheim Road, Shirley

Guide Price £335,000





PROPERTY OVERVIEW

This beautifully presented three bedroom mid-terrace home is ideally situated in a highly sought-after location, close to all local amenities and reputable schools, making it perfect for families and professionals alike. The property has been thoughtfully extended to provide generous living space and a practical layout. Upon entering, you are welcomed by an enhanced hallway that sets the tone for the rest of the home. The spacious dual aspect living room offers an abundance of natural light, creating a warm and inviting atmosphere for relaxing or entertaining guests. The modern fitted kitchen/dining room is designed to a high standard, featuring contemporary units and quality appliances, and leads seamlessly into a stunning conservatory extension that provides additional living space with pleasant views of the rear aspect. Upstairs, the first floor comprises two spacious double bedrooms and a versatile single bedroom, all served by a well-appointed family bathroom (perfect for busy mornings or unwinding after a long day). The loft has been expertly converted and now offers a flexible space, ideal as a home office, playroom, or guest area, adding further versatility to the property.



Outside enjoys a low maintenance rear garden with ample patio seating areas and a practical outbuilding perfect for storage. An additional benefit includes a driveway providing off-road parking for multiple vehicles (a rare find in this area). The property is presented in excellent decorative order throughout, with neutral tones and quality finishes that will appeal to a wide range of buyers. This home combines comfort, style, and practicality in a location that offers easy access to transport links, shopping facilities, and well-regarded schools. Early viewing is highly recommended to fully appreciate the space, quality, and lifestyle this exceptional property has to offer.

PROPERTY LOCATION

Shirley is a popular suburban area enriched with leisure and retail facilities. The new Parkgate Shopping Development is a vibrant community area accommodating Asda, restaurants, shops and a gymnasium. Shirley High Street also offers additional independent retail outlets and restaurants to suit all tastes and cultures. Within easy access there is a wide range of superstores including Sainsbury's, Tesco, Aldi, Marks & Spencer and a large retail park housing furniture, electrical and DIY retailers. For family education there are a good choice of both Primary and Secondary schools to suit all requirements. Commuters have easy access to the M42 & M40 motorways and there are regular bus and train links to Solihull, Birmingham and Stratford-upon-Avon.

Council Tax band: B

Tenure: Freehold





- Beautifully Presented Three Bedroom Mid-Terrace Home
- Set On A Quiet Road Close To All Local Amenities & Schools
- Thoughtfully Extended With Abundance Of Natural Light Throughout
- Set Over Three Well Proportioned Floors
- Loft Conversion Into Versatile Office / Playroom / Guest Area
- Low Maintenance Rear Garden With Outbuilding For Storage
- Driveway For Multiple Vehicles
- Spacious Dual Aspect Living Room
- Early Viewing Essential To Appreciate

PORCH

ENTRANCE HALLWAY

LIVING ROOM

11' 5" x 19' 3" (3.49m x 5.86m)

KITCHEN/DINING ROOM

7' 9" x 20' 5" (2.36m x 6.23m)

FIRST FLOOR

BEDROOM ONE

10' 8" x 11' 0" (3.25m x 3.36m)

BEDROOM TWO

12' 7" x 7' 11" (3.83m x 2.41m)

BEDROOM THREE

5' 11" x 8' 2" (1.81m x 2.50m)

BATHROOM

7' 5" x 5' 3" (2.25m x 1.59m)

SECOND FLOOR

OFFICE/PLAYROOM/GUEST AREA

17' 7" x 9' 6" (5.37m x 2.89m)

TOTAL SQUARE FOOTAGE

99.0 sq.m (1061 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LOW MAINTENANCE REAR GARDEN

PATIO SEATING AREAS

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, garden shed, all blinds, some carpets, curtains and light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - boarded.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

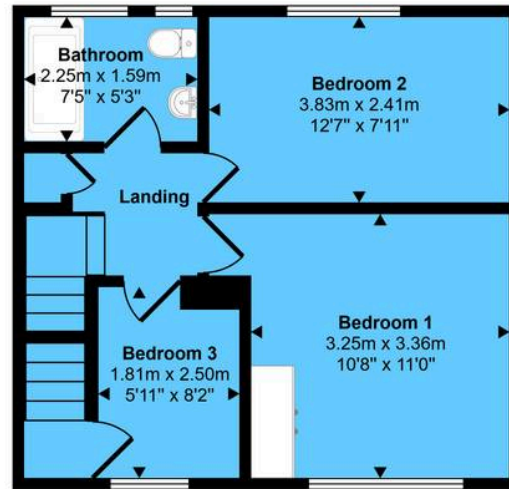


Approx Gross Internal Area
99 sq m / 1061 sq ft

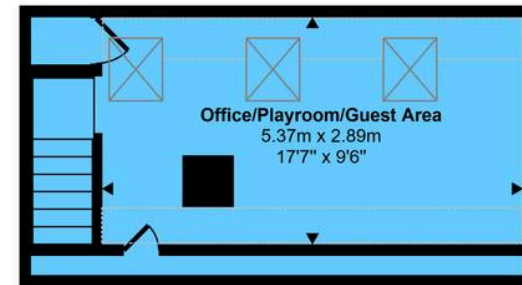


Ground Floor
Approx 42 sq m / 447 sq ft

☐ Denotes head height below 1.5m



First Floor
Approx 36 sq m / 392 sq ft



Second Floor
Approx 21 sq m / 222 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

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